

Chapter 10

Existing Villages

There are several small villages and hamlets located outside the boundaries of Loudoun's incorporated towns and planned residential communities. These small settlements grew up at crossroads or around a railroad depot, an important mill, a church or a store. Today, they serve as focal points for the surrounding areas and exert a social and "place name" influence extending beyond their visual and physical boundaries. These villages are unique scenic and historic resources. With careful planning and moderate growth, they will maintain their scenic and historic character, as well as their social and economic viability.

There are 13 major villages (see Existing Villages Map, pg. 10-3) in the County: Aldie, Aldie Mountain, Ashburn, Bluemont, Lincoln, Lucketts, Neersville, Loudoun Heights, Paeonian Springs, Philomont, St. Louis, Taylorstown, and Waterford. With the exception of Ashburn, all are located in the Rural Policy Area. Regardless of location, they all maintain a rural feel and a true sense of community. Land uses in the villages are governed by the County.

The County's policy strategy for maintaining the viability and sense of place associated with the Existing Villages is to limit growth in and around them. Existing Villages should continue to be hubs for community activities and new residential and nonresidential development. By encouraging compact development, these policies also complement the County's efforts, particularly in the Rural Policy Area, to preserve agricultural land and maintain the character of the rural, working landscape.

The individual character of each village should be maintained and respected. The County's policies for Existing Villages are aimed at limiting new residential and non-residential activities to that which is compatible with the existing structures and development patterns of the communities. If new development expands an Existing Village, it should be in the particular pattern of the individual village, adhering to its street pattern, mix of uses, indigenous and varied architectural styles, and human scale.

Although limited new development generally is permitted in Existing Villages, new development should not pose a threat to public health or safety. Several of the County's Existing Villages lack either an assured water supply or a wastewater disposal system, or both. The policies for Existing Villages provide options for improving the quality and safety of public services in these villages.

Existing Village Policies

1. The County recognizes the Existing Villages as important heritage resources that contribute to the rural economy, providing economic benefit to the County and encouraging tourism in a manner that does not conflict with or intrude on the villages' existing quality of life and will not adversely affect their rural character.
2. The County will allow compatible development to occur within those Existing Villages that have adequate public facilities, zoning, transportation facilities and land resources to accommodate growth.
3. The County will encourage the retention and reinforcement of the cultural and visual identity of

individual villages.

4. New development in and around Existing Villages must be designed to be visually compatible in terms of street pattern, street design and building footprint and setbacks. Conventional, suburban forms are not appropriate in and contiguous to the Existing Villages. Design guidelines, incentives and regulations to achieve compatible designs will be established and implemented by the County.
5. The County encourages a diverse range of dwelling unit types in Existing Villages, including accessory apartments attached to single family dwellings or as second story uses in commercial structures. New units will be designed, sized and sited to ensure compatibility with the present scale and character of the existing village.
6. Rezoning to higher residential densities will not be approved in Existing Villages unless the proposed zoning provides a design that reinforces the character, pattern of development and identity of the Village in a manner not possible under the existing zoning. In considering rezoning proposals in Existing Villages the County will consult with Village residents.
7. Large-scale commercial uses will not be allowed in Existing Villages. The County encourages the location of small scale, convenience-sized commercial uses that meet local neighborhood needs on parcels with existing commercial zoning. New commercial uses will be compatible in scale to the surrounding buildings and related uses in the village.
8. The County will convert existing RC zoned land in villages to a new village commercial district(s) which will be designed to better meet the needs of rural village residents and the commercial landowner as well. The new district(s) should ensure that the new commercial uses are compatible with existing village scale and character and allow local, neighborhood related commercial uses. The zoning regulations/requirements of this new commercial district will be devised in consultation with input from the councils of some Existing Villages and citizen groups from the village and surrounding rural area.
9. The County will allow small-scale industrial, commercial and institutional uses in Existing Villages that are compatible with existing residential and agricultural land uses in and around the village and where existing zoning would permit such uses.
10. Mining or extraction activities will be prohibited in or adjacent to Existing Villages. Rezoning and special exceptions to permit resource extraction will not be approved in these areas.
11. The County encourages the preservation of historic structures and sites by promoting the establishment and expansion of County Historic Districts, the donation of facade and open space easements, designation of sites on the State and National register, inclusion in the County's inventory of historic sites, adaptive reuse and rehabilitation and other public and private mechanisms in Existing Villages.
12. New development will be designed, built and sited to be compatible with the scale, size, historic character and style of buildings of the village. This policy applies to all architectural and landscape elements of any new structures, including the proportions and design of facades, building heights, fenestration, materials, massing, structural system, orientation, siting and yard layouts, relationship to adjacent buildings, landscaping, roof pitch and especially the relationship to the public street. The County's Historic District Guidelines establish principles and standards for achieving such compatibility.
13. The County will encourage the National Park Service and other public or private preservation agencies to purchase (at fair market value) and place easements on properties that are in the Waterford National

Historic Landmark boundaries to minimize the impact of development in the Landmark area. When it is not feasible for a property to be purchased outright, the County will encourage the voluntary transfer of density from property within the Waterford National Historic Landmark area to property elsewhere in the County.